



Saltersford Farm, Measham Road, Acresford, Derbyshire, DE12 8AH

HOWKINS &  
HARRISON



Saltersford Farm, Measham Road,  
Acresford, Derbyshire, DE12 8AH

Rural development opportunity for six  
dwellings in attractive open countryside.

Approximately 1.60 acres

#### Location

The property is located in attractive open countryside between Acresford & Measham close to the North West Leicestershire border with South Derbyshire. The site is in a good rural location but enjoys very easy access onto the A444 and is only 2.3 miles from junction 11 of the M42. Tamworth is just 10 miles away and has a mainline station with direct links to Birmingham and London, making it an ideal commuter location.

#### Distances

Derby – 19 miles

Nottingham – 30 miles

Birmingham – 26 miles

M42, Junction 11 – 2.3 miles

Burton upon Trent – 9.3 miles

Ashby de la Zouch – 5.3 miles

Tamworth – 10.6 miles



#### Description

The site comprises approximately 1.60 acres and currently includes a three bedroom farmhouse with a range of outbuildings.

The property benefits from a planning permission to convert two of the red brick outbuildings into two dwellings with a further permission to erect three new build detached dwellings.

The site is outlined red on the below plan with the access road coloured brown.

#### Planning

Planning permission was granted by North West Leicestershire District Council in August 2018 for the conversion of barns to two dwellings, erection of three detached dwellings, demolition of existing outbuildings and associated works. The main farmhouse and garage are not affected by the planning permission. They are included within the sale and offer scope for extension and refurbishment.

The Planning Application Reference is 17/01805/FUL

## Local Authority

North West Leicestershire District Council -  
01530 454545

## Service Providers

Electricity - National Grid 08458 351111  
Water - Severn Trent 08438 370761

## Information Pack

A comprehensive information pack is available from our Data Room. The Data Room includes all planning permission plans and surveys including structural and topographical survey. Please contact the office on 01827 721380 for access to the Data Room.

## Services

The farmhouse benefits from mains electricity, water, private drainage and heating via an oil fired central heating system.

## Tenure

The property is sold freehold with vacant possession given on completion

## VAT

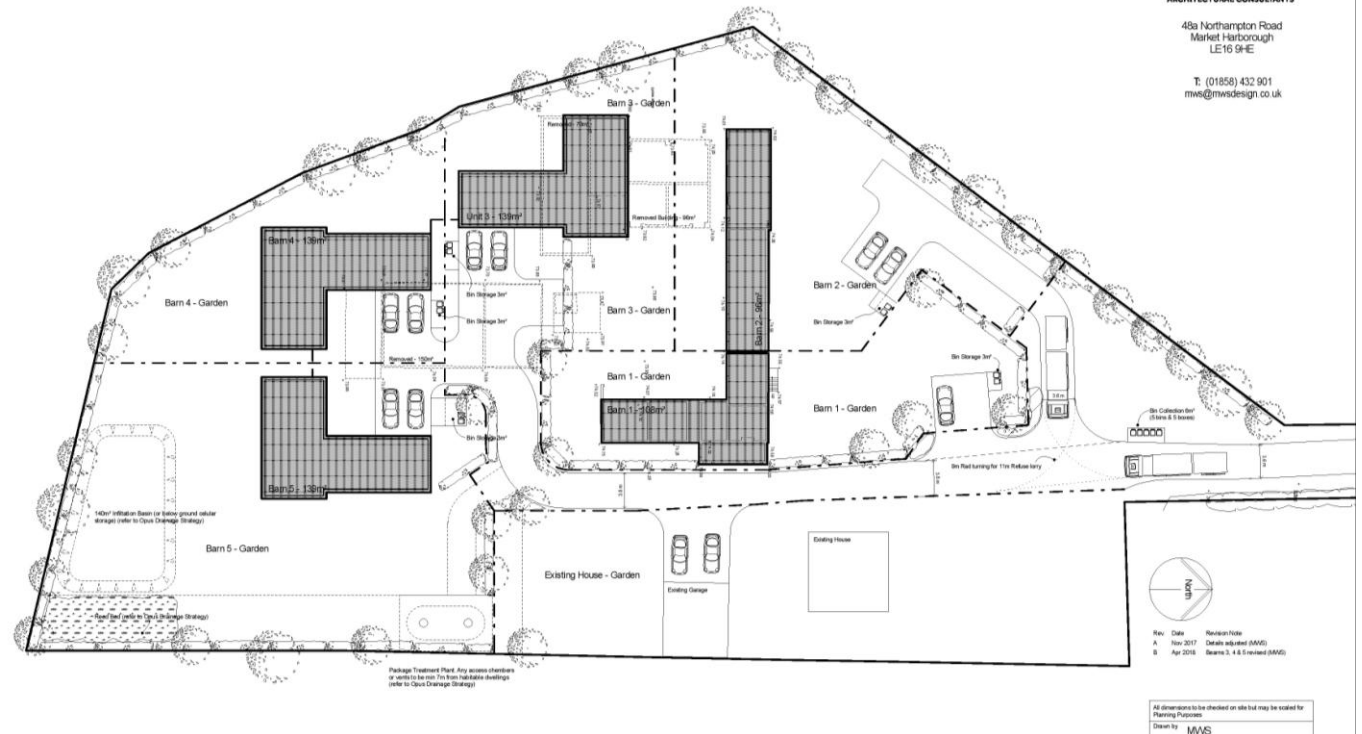
There is no VAT on the purchase price

## Outgoings

The farmhouse is a Council Tax Band D

## Rights of Way

The driveway is not within the ownership of the property but a full right of way exists over this driveway for access to the property, shown brown on the below plan.



## Plan, Area & Description

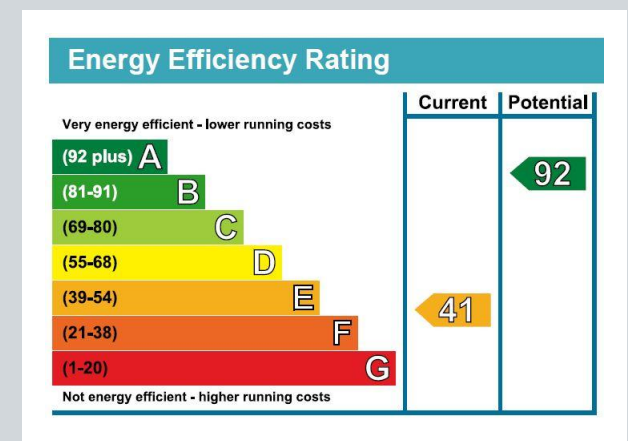
The plan, area and description are believed to be correct in every way, but no claim will be entered into by the vendor or their agents in respect of any error, omissions or misdescriptions. The plan is for identification purposes only.

## Viewing Arrangements

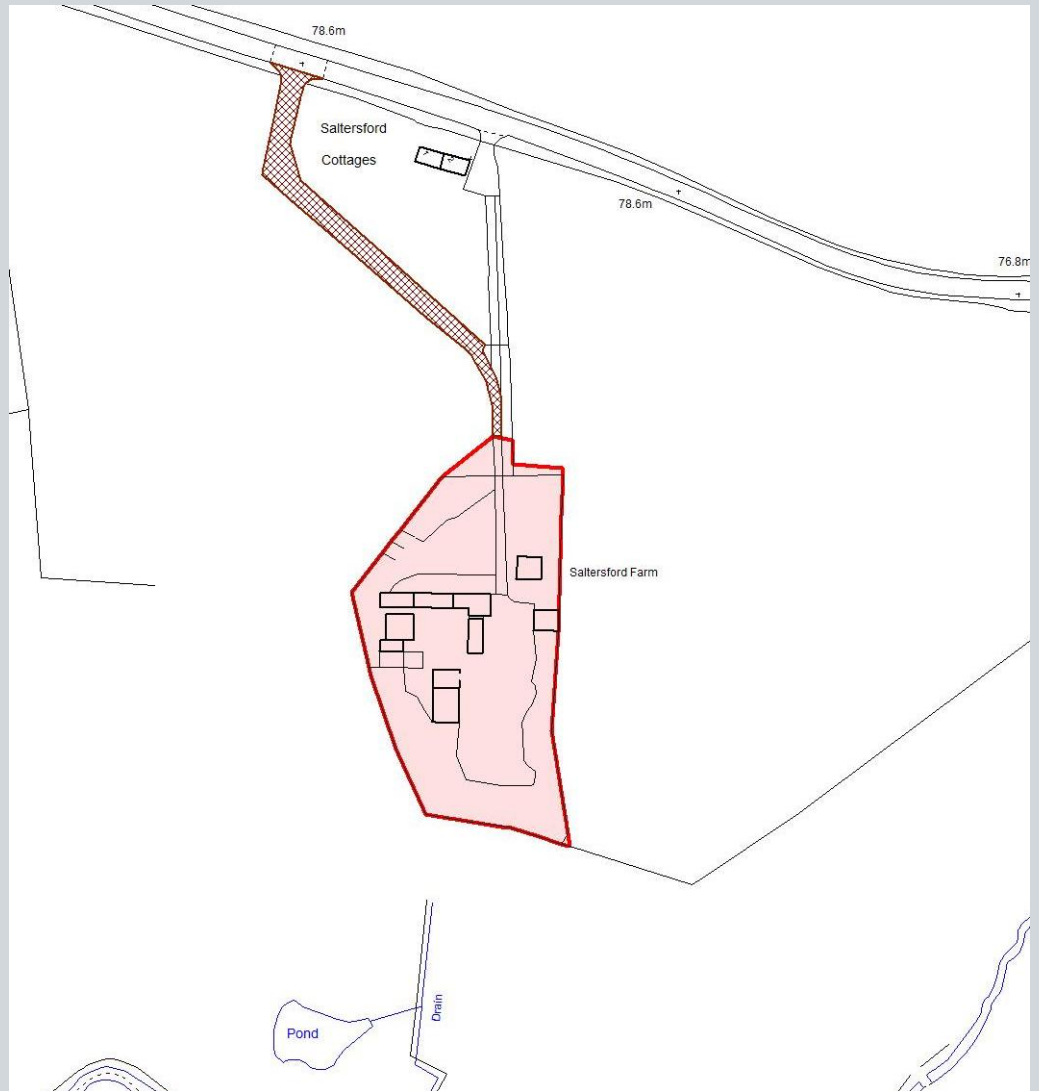
The property is a working business premises so viewing is strictly by appointment with the selling agents Howkins and Harrison. Please contact the Atherstone Office on 01827 721380.

## EPC

For existing farmhouse:







**Howkins & Harrison**

15 Market Street, Atherstone, Warwickshire, CV9 1ET

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 Facebook HowkinsandHarrison  
 Twitter HowkinsLLP  
 Instagram HowkinsLLP

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

